

# Government of the District of Columbia

## ZONING COMMISSION



May 24, 1968

### ORDERED:

That after public notice and hearing as prescribed by law, the following districts established by the Zoning Commission of the District of Columbia, as shown in the Official Zoning Map and Atlases, are hereby modified and amended as follows:

68-19 Proposed change in the Zoning Regulations to permit the District of Columbia Board of Education greater flexibility in the location and design of public school buildings in residential zones as follows:

Add the following definition in proper alphabetical order:

School, public: a building operated and maintained by the District of Columbia Board of Education for educational purposes and such other Community uses as deemed necessary and desirable. The term shall include all educational functions, the buildings or structures required to house them and all accessory uses normally incidental to a public school including but not restricted to athletic fields, field houses, gymnasiums, parking lots, green houses, playgrounds, stadiums, and open space. The term also shall include a community-centered school campus provided no part of the building or structure shall be used to house the administrative offices or maintenance and repair shop intended or used for the entire school system, or as a technical or vocational school.

### Use Regulation:

Add to section 3101 a new subparagraph 3101.311 to read:

"3101.311 Public schools, subject to the provisions of Article 72 of these regulations."

Amend paragraph 3201.2 by adding new subparagraphs 3201.28 and 3201.29 as follows:

"3201.28 In an R-1 and R-2 District, a public school building or structure may be erected to a height not exceeding 60 feet.

"3201.29 In an R-3, R-4, R-5-A, and R-5-B District, a public school building or structure may be erected to a height not exceeding 90 feet."

Amend section 3302 by deleting from paragraph, 3302.1, the first sentence and substituting a new sentence as follows:

"3302.1 Except as provided in other paragraphs of this section and in section 3308, the maximum permitted floor area ratio in a Residence District shall be given in the following table:"

(There will be no change in the table)

Add to section 3302 a new paragraph 3302.2 as follows:

"3302.2 In an R-1 and R-2 District the maximum floor area ratio requirements applicable in each district may be increased for specific public school buildings or structures, provided, the total gross floor area of all buildings and structures on the campus shall not exceed a floor area ratio of .9. In an R-3, R-4, R-5-A, and R-5 District the maximum floor area ratio requirements applicable to each district may be increased for specific public school buildings or structures, but shall not exceed for floor area ratio prescribed for the R-5-B District. In all other residential districts, increases in the floor area ratio of all public school buildings and structures shall not exceed the floor area ratio prescribed for the R-5-C District."

Amend section 3303 by adding to the table in paragraph 3303.1 as follows:

In section headed R-1, line beginning "Church" add "public school"

In sections headed R-3 and R-4, line beginning "Row dwellings" add "public school."

In section headed R-5-A, line beginning "Church" add "public school."

Add a new paragraph 3303 as follows:

"3303.2 A public school building may occupy the lot upon which it is located in excess of the permitted percentage of lot occupancy prescribed in paragraph 3303.1 provided that the portion of such building excluding closed courts exceeding the permitted lot coverage does not exceed 20 feet in height or two stories, and provided further, that direct pedestrian access not less than 10 feet in width from at least two public rights-of-way shall be provided to each roof area used for these purposes. Such roof area shall be used only for open space, recreation areas or other athletic and field equipment areas in lieu of similarly used space normally located at ground level."

Amend section 3304 by adding a new subparagraph as follows:

"3304.3 In the case of a lot proposed to be used by a public school which abuts or adjoins along the rear lot line a public open space, recreation area, or reservation, the required rear yard may be reduced or omitted."

Amend section 3305 by adding a new paragraph as follows:

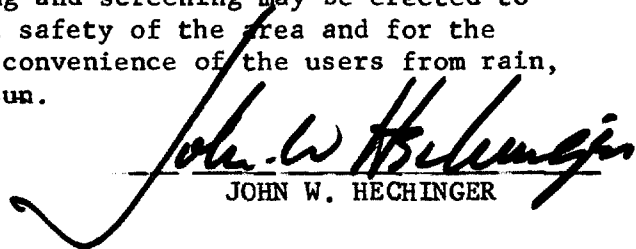
"3305.7 In the case of a lot located in an R-1 or R-2 District proposed to be used by a public school which abuts or adjoins on one or more side lot lines a public open space, recreation area, or reservation, the required side yard may be reduced or omitted."

Amend Article 75, section 7515 by adding a new paragraph as follows:

"7515.2 Solely for the purpose of encouraging open arcades in public buildings at sidewalk level or at other locations either above or below grade thereby permitting a public building design which will provide more open space for public uses without loss of floor space, such open arcade areas shall not be computed as part of the gross floor area of the building, subject to conditions specified below:

- a. Open arcades shall be permitted in all R, S-P, and C Districts provided that the use of arcade areas shall be restricted to educational, athletic, recreational and cultural uses.
- b. The open arcade shall be open on at least two sides for the entire distance along each side; however, fencing and screening may be erected to provide for the safety of the area and for the protection and convenience of the users from rain, wind, snow or sun.


  
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